

037.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

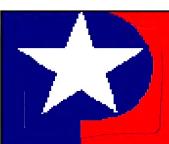
598,100 / 598,100

USE VALUE:

598,100 / 598,100

ASSESSED:

598,100 / 598,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 100 | | DECATUR ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: BASTARDI JOSEPH A | |
| Owner 2: BROWN ANNE K | |
| Owner 3: | |
| Street 1: 100 DECATUR ST | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| | |
|---------------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: DRISCOLL ELLEN M - | |
| Owner 2: C/O ELLEN M KNEELAND - | |
| Street 1: 100 DECATUR ST | |
| Twn/City: ARLINGTON | |

| | | |
|---------------|-------|--|
| St/Prov: MA | Cntry | |
| Postal: 02474 | Type: | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Asbestos Exterior and 830 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | |
| Flood Haz: | |
| D | |
| s | |
| t | |

| | |
|--------|--|
| Exempt | |
| | |

| | | |
|--------|---|-------|
| Topo | 1 | Level |
| Street | | |
| Gas: | | |

| | |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description |
| 101 | One Family |
| 8180 | Sq. Ft. |
| Site | |
| 0 | |
| 64. | |
| 0.81 | |
| 3 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|----------|-----------|----------------|------------|------------|-------------|-------------------|
| 101 | 8180.000 | 172,200 | | 425,900 | 598,100 | |

| | | | | | | |
|--------------|-------|---------|--|---------|---------|------------------|
| Total Card | 0.188 | 172,200 | | 425,900 | 598,100 | Entered Lot Size |
| Total Parcel | 0.188 | 172,200 | | 425,900 | 598,100 | Total Land: |

| | | | | | | |
|---------|-----------------|--------------------------------|--------|----------|--------|-----------------|
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 720.60 | /Parcel: | 720.60 | Land Unit Type: |
|---------|-----------------|--------------------------------|--------|----------|--------|-----------------|

| | |
|-----------|-------------------|
| Parcel ID | 037.0-0001-0003.0 |
|-----------|-------------------|

| | |
|---------------------|------------|
| PREVIOUS ASSESSMENT | |
| Tax Yr | Use |
| 2022 | 101 |
| FV | |
| 172,200 | 0 |
| 8,180. | |
| 425,900 | |
| 598,100 | |
| Year end | |
| | Date |
| | 12/23/2021 |

| | | | | | | | | |
|------|-----|----|---------|---|--------|---------|---------|---------------|
| 2021 | 101 | FV | 168,000 | 0 | 8,180. | 425,900 | 593,900 | Year End Roll |
| | | | | | | | | 12/10/2020 |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | | |
|------|-----|----|---------|---|--------|---------|---------|---------|---------------|
| 2020 | 101 | FV | 168,400 | 0 | 8,180. | 425,900 | 594,300 | 594,300 | Year End Roll |
| | | | | | | | | | 12/18/2019 |
| | | | | | | | | | |
| | | | | | | | | | |
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|------|-----|----|---------|---|--------|---------|---------|---------|---------------|
| 2019 | 101 | FV | 185,500 | 0 | 8,180. | 385,900 | 571,400 | 571,400 | Year End Roll |
| | | | | | | | | | 1/3/2019 |
| | | | | | | | | | |
| | | | | | | | | | |
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|------|-----|----|---------|---|--------|---------|---------|---------|---------------|
| 2018 | 101 | FV | 185,500 | 0 | 8,180. | 366,000 | 551,500 | 551,500 | Year End Roll |
| | | | | | | | | | 12/20/2017 |
| | | | | | | | | | |
| | | | | | | | | | |
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|------|-----|----|---------|---|--------|---------|---------|---------|---------------|
| 2017 | 101 | FV | 185,500 | 0 | 8,180. | 319,400 | 504,900 | 504,900 | Year End Roll |
| | | | | | | | | | 1/3/2017 |
| | | | | | | | | | |
| | | | | | | | | | |
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|------|-----|----|---------|---|--------|---------|---------|---------|----------|
| 2016 | 101 | FV | 185,500 | 0 | 8,180. | 272,800 | 458,300 | 458,300 | Year End |
| | | | | | | | | | 1/4/2016 |
| | | | | | | | | | |
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|------|-----|----|---------|---|--------|---------|---------|---------|---------------|
| 2015 | 101 | FV | 181,200 | 0 | 8,180. | 252,900 | 434,100 | 434,100 | Year End Roll |
| | | | | | | | | | 12/11/2014 |
| | | | | | | | | | |
| | | | | | | | | | |
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APPRAISED:

Total Card / Total Parcel

598,100 / 598,100

USE VALUE:

598,100 / 598,100

ASSESSED:

598,100 / 598,100

12/06/18

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|---------------------------------|-----------------|---------------|---------|---------------------------|--------------|-----------|-------|-------------------------------------|------------------------------------|-----------|----------|-------------------------|--------------|-------|------------|-----------------|--|--------------|---|------------------------|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | |
| Type: 6 | Colonial | | | Full Bath: 2 | Rating: Good | | | SCUTTLE HOLE. | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 | 2 - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Foundation: 3 | Brick or Stone | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 | Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 5 | Asbestos | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 | Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | Asphalt Shgl | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | |
| Color: TAN | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Other | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | Upper | | | | | | | | | | | | | | | | | |
| Year Blt: 1940 | | Eff Yr Blt: | | Location: | | | | Lvl 2 | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lvl 1 | | | | | | | | | | | | | | | | | |
| Jurisdict: G10 | | Fact: | . | Floor: | | | | Lower | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | Totals | RMs: 6 | BRs: 2 | Baths: 2 | HB | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | Phys Cond: AV | Average | 31. | % | | | Interior: | 1 | 6 | 2 | | | | | | | | | | | | | | |
| Prim Int Wal 2 | Plaster | Functional: | | | | | | Additions: | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | Economic: | | | | | | Kitchen: | | | | | | | | | | | | | | | | | |
| Partition: T | Typical | Special: | | | | | | Baths: | | | | | | | | | | | | | | | | | |
| Prim Floors: 4 | Carpet | Override: | | | | | | Plumbing: | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | Total: | 31 | % | | | | Electric: | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 | Concrete | | | | | | | Heating: | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | General: | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | |
| Electric: 3 | Typical | | | | | | | Basic \$ / SQ: 130.00 | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | |
| Insulation: 2 | Typical | | | | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | Const Adj.: 0.94050002 | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 | Gas | | | | | | | Adj \$ / SQ: 165.058 | | | | | | | | | | | | | | | | | |
| Heat Type: 1 | Forced H/Air | | | | | | | Other Features: 82793 | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Adj Total: 249577 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Depreciation: 77369 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Depreciated Total: 172208 | | | | | | | | | | | | | | | | | |
| | | | | | | | | WtAv\$/SQ: 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | AvRate: 165.06 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Juris. Factor: 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Special Features: 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Final Total: 172200 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Val/Su Net: 116.98 | | | | | | | | | | | | | | | | | |
| | | | | | | | | Val/Su SzAd: 207.47 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 037.0-0001-0003.0 | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 12X12 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | Sketch | | | | Image | | | | | |